

**The Potomac Yard Design Advisory Committee (PYDAC)**

June 9, 2010

7 to 9 pm

Sister Cities Conference Room

**Committee Members in Attendance:**

Maria Wasowski – Chair

Sylvia Sibrover

Stephen Koenig

Russell Kopp

Chris Bellanca

Quynn Nguyen

**Excused Absences:**

Charlotte Landis

Jennifer Taylor

**Unexcused Absences:**

Joe Hart

**City Staff:**

Gwen Wright, Development Chief, P&Z

Gary Wagner, Principal Planner, P&Z

Colleen Rafferty, Planner, P&Z

Maya Contreras, Planner, P&Z

Kristen Mitten, Planner, P&Z

**Applicant Representatives:**

Cathy Puskar, Walsh Colucci Lubeley Emrich & Walsh

Stephen Collins, Potomac Yard Development

**Community:**

Marguerite Lang

Mariella Posey

**AGENDA ITEMS**

1. Approval of PYDAC Meeting Minutes from April 14, 2010
2. Initial briefing by Applicant (PYD and MRP) on a recently submitted package of amendments to Landbay G, H, I, J, K and L – currently scheduled for action in October, 2010
3. Briefing on North Potomac Yard CDD and Urban Design Standards

## **CALL TO ORDER**

The meeting began at 7:00 p.m. A quorum for the meeting was established.

## **DISCUSSION**

- Cathy Puskar, an attorney with Walsh Colucci Lubeley Emrich & Walsh who is representing PYD and MRP, provided a briefing to PYDAC on a recently submitted package of amendments to Landbay G, H, I, J, K and L.
- She emphasized in her briefing that there are many amendments in this current application, but they are all aimed at the overall goal of reacting to changes created by the recent approval of the North Potomac Yard Small Area Plan. Especially the relocation of the proposed Metrorail Station farther to the north and the reorientation of the major retail focus to the area along E. Reed in North Potomac Yard.
- Some major features of the amendments described by Ms. Puskar included:
  1. Reconfigure retail uses in Landbay G
  2. Transfer commercial density from Landbays I and J to Landbay H
  3. Permit flexibility in retail uses in Landbays G, H, I, J, and L
  4. Increase density in Landbay G by 32,000 feet for office or 120 residential units
  5. Allow for alternate design of Landbay H/partial I for GSA tenants
  6. Revise building heights to permit a taller building in Landbay H, fronting on Route 1
  7. Permit reduced parking ratios in Landbays G, H, I and J
  8. Permit above-grade parking for multi-family residential and office
  9. Allow interim surface parking in Landbay G – Blocks D, E and/or G
  10. Revise configuration of east/east intersection with Potomac Avenue to construct a “T” intersection within Landbay G should Landbay F install the east/west street prior to Landbay G construction
  11. Revise the Urban Design Guidelines
  12. Modify timing of construction of Mainline Boulevard in Landbay G
  13. Modify the trigger when construction can begin on Landbays I and J to coordinate with the current construction of Potomac Avenue
  14. Extend timing of sanitary sewer connection fee waiver an additional 7 years
  15. Permit monetary contribution in lieu of the construction of the pedestrian bridge
  16. Permit monetary contribution in lieu of construction of the North Trail & associated enhancements in Land Bay K adjacent to Landbay F.
- The group discussed the amendments described by Ms. Puskar and made a number of comments:
  1. Sylvia Sibrover expressed her view that it is not good to have townhouses fronting on Route 1. There was a follow-up discussion of how urban lofts (2 over 2s) can be made to look like small multi-family buildings.

2. Maria Wasowski noted that she thought it was good to have variety in terms of the type of residential buildings that may be constructed along Route 1. Ms. Sibrover agreed that variety is the goal.
  3. Ms. Wasowski stated that she felt it was very important to have a fully connected path through Landbay K all the way to Four Mile Run.
  4. There was a brief discussion about the need for an amendment that would align the construction on Landbays I and J with the completion of Potomac Avenue. Instead of having the trigger be building permits for I and J, it should be certificates of occupancy.
  5. There was a brief discussion about the need to officially take CDD #19 out of CDD #10.
- It was noted that there will be a more detailed discussion of this group of amendments at the July PYDAC meeting and that there can also be more discussion at the September meeting. The amendments are scheduled to go on the Planning Commission and Council's October docket.
  - The group briefly discussed the new pump station in Landbay K, including how it was designed.
  - It was noted that DSUPs for Landbays G, H, I and J West, and L will need to come back for review by PYDAC. The current amendments set the stage for these DSUPs.
  - There was a brief discussion about tot lots in the southern portion of Potomac Yard and that this is an issue that will require additional discussion.
  - After the briefing on the amendments concluded, Kristen Mitten presented a detailed powerpoint presentation on the North Potomac Yard CDD and Urban Design Standards. This is link to this powerpoint presentation, which is posted on the City website:  
<http://alexandriava.gov/uploadedFiles/planning/info/potomacyard/PresentationRezoningApplication.pdf>
  - There was some general discussion about the North Potomac Yard CDD and when PYDAC might be seeing development applications for the area. It was noted that winter 2010-11 would be earliest timeframe.
  - Sylvia Sibrover moved approval of the minutes of the April 14, 2010 meeting and her motion was seconded by Quynn Nguyen. The minutes were approved unanimously.
  - The next meeting of the group will be July 14 and there will be no August meeting.